

Sec. 1703-2. Multi-Family Districts



1703-2.1. Purposes

The general purposes of the multi-family districts are to:

- A. Maintain and enhance the multi-family neighborhoods.
- B. Encourage quality and variety in building and landscape design as well as compatibility in use and form.
- C. Allow semi-public and Non-residential uses, where appropriate.
- D. Establish appropriate standards for reviewing proposals for new development and redevelopment.
- E. Ensure the provision of services and facilities needed to accommodate planned population densities.

1703-2.2. Subdistricts

A. RM-L Multi-Family Low

RM-L is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at ~~moderate intensities~~ low densities (one to ~~three~~ four dwelling units). Existing nonconforming multi-family buildings of ~~four~~ five or more units may continue to exist in the district ~~but new construction permitted~~, but new construction of multi-family buildings of five or more units is not permitted.

B. RM-M Multi-Family Medium

RM-M is intended to provide for a medium density mix of residential housing, predominantly duplexes and multi-family, on lots that have already been platted. The scale of buildings is generally similar to a large single-family home on a small lot. Where land is assembled, the same scale should be maintained.

C. RM-H Multi-Family High

RM-H is a mixed residential high density district intended to provide for a variety of residential buildings and housing options ~~at moderately high densities~~. Where land is redeveloped or assembled, the same scale should be maintained.

1703-2.3. RM-L Multi-Family Low

A. Purpose

RM-L is intended to create, maintain and enhance areas of the city that have a mix of lot sizes and house types at moderate intensities (one to ~~three~~ four dwelling units). Existing nonconforming multi-family buildings of ~~four~~ five or more units may continue to exist in the district ~~but new construction is allowed, but new construction of multi-family buildings of five or more units is not permitted.~~



B. General

~~Allowed~~ Permitted uses & use standards

Sec. 1703-9

Landscaping and buffering

Sec. 1711-2

Nonconformities

Sec. 1752-7

Parking

Sec. 1711-1

Outdoor storage and display

Sec. 1711-5

Rules of measurement

Sec. 1703-10

Signs

Sec. 1711-3

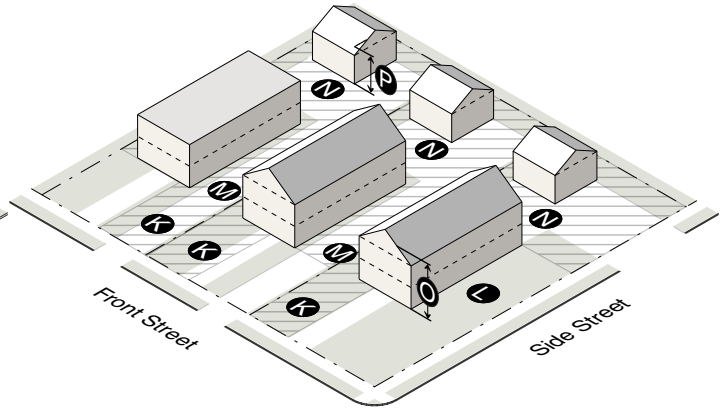
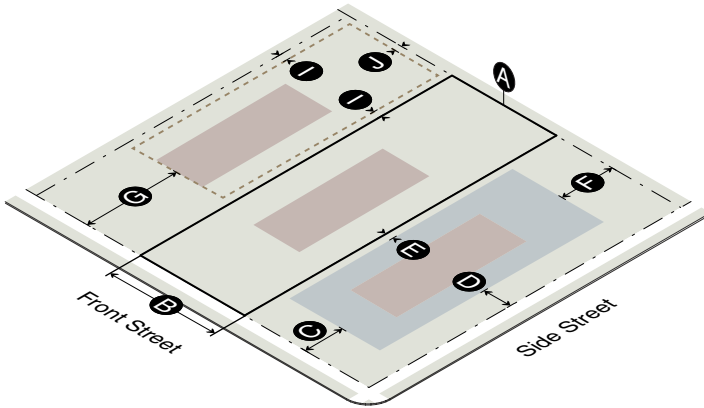
Site lighting

Sec. 1711-4

~~Use standards~~

~~Sec. 1703-10~~

1703-2.3. RM-L Multi-Family Low



C. Lot

Lot Dimensions

	A Lot Area	B Lot Width
Single-family	2,500 SF min.	25' min.
Rowhouse	2,500 SF min.	25' min.
Two-Family	5,000 SF min.	25' min.
Three-Family	7,500 SF min.	75' min.
Four-Family	7,500 SF min.	75' min.
All other uses	--	--

D. Placement

Principal Building Setbacks

Front street	15' min. or Avg. front setback (Sec. 1703-11.4.E) 20' min.	G
Side street	10' min.	D
Side interior	3' min.	E
Side total	6' min.	
Rear	20' min.	F

Accessory Structure Setbacks

Front yard	Not Permitted	G
Corner yard	15' min.	H
Side interior	3' min.	I
Rear	3' min.	I
Size	800 SF max.	

Number 2

E. Parking

Location of Parking

Front yard	40% max- <u>Not Permitted*</u> (see Sec. 1703-10.14)	K
Corner yard	Not Permitted	L
Side yard	Permitted	M
Rear yard	Permitted	N

*Parking is permitted on access drives where such drives lead to the parking lots or spaces either within the principal building, in any accessory structure, or at locations behind the front line of a building.

F. Height

Building Height

Principal building	35' max.	O
Accessory structure	15' max.	P

1703-2.4. RM-M Multi-Family Medium

A. Purpose

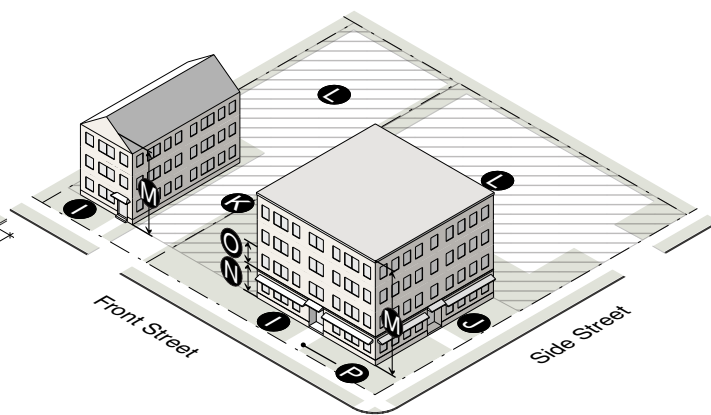
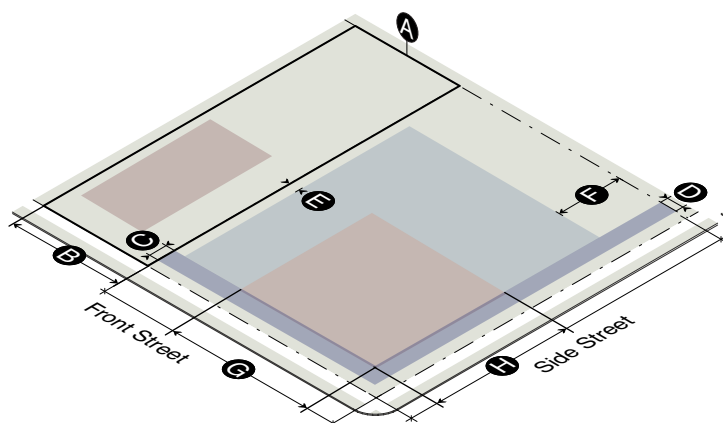
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B. General

Allowed Permitted uses & use standards	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
Use standards	Sec. 1703-10

1703-2.4. RM-M Multi-Family Medium



C. Lot

Lot Dimensions		
	A Lot Area	B Lot Width
Single-family	2,000 SF min.	20' min.
Rowhouse	1,500 SF min.	20' min.
Two-Family	3,000 SF min.	30' min.
Three-Family	5,000 SF min.	50' min.
Four-Family	5,000 SF min.	50' min.
Multi-family	7,500 SF min.*	75' min.
All other uses	--	--

* Minimum land area = 1,200 SF per dwelling unit.

D. Placement

Building and Structure Setbacks		
Front street	5' min./ 12' max. 20' min.	C
Side street	5' min./ 12' max. 20' min.	D
Side interior	5' min.	E
Side total	10' min.-15' min.	
Rear	20' min.-35' min.	F
Facade within Facade Zone		
Front street	70% min.	G
Side street	35% min.	H

E. Parking

Location of Parking		
Front yard	Not Permitted	I
Corner yard	Not Permitted	J
Side yard	Permitted	K
Rear yard	Permitted	L

F. Height

Building Height		
One to Four-Family	35' max.	M
Multi-Family	50' max.	M

G. Activation

Transparency		
Ground story	20% min.	N
Upper story	20% min.	O
Pedestrian Access		
Street-facing entrance	Required	P

1703-2.5. RM-H Multi-Family High

A. Purpose

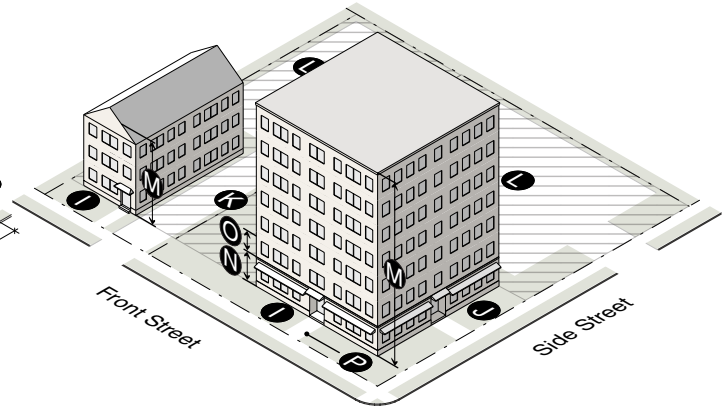
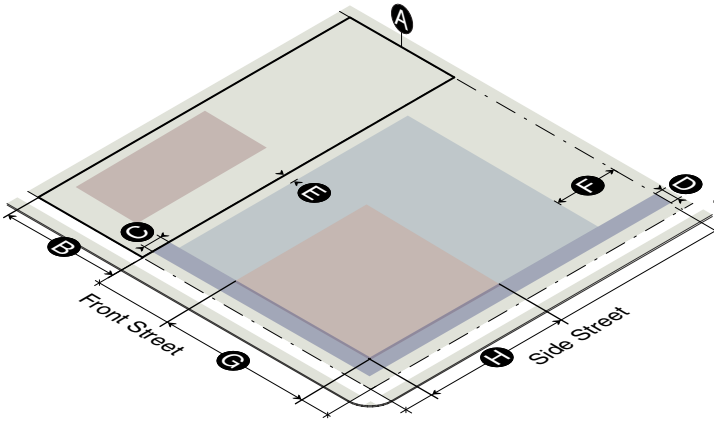
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B. General

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1703-2.5. RM-H Multi-Family High



C. Lot

Lot Dimensions

	A Lot Area	B Lot Width
Single-family	2,000 SF min.	20' min.
Rowhouse	1,200 SF min.	18' min.
Two-Family	3,000 SF min.	30' min.
Three-Family	5,000 SF min.	50' min.
Four-Family	5,000 SF min.	50' min.
Multi-family	7,500 SF min.*	75' min.
Other	--	--

* Minimum land area = 700 SF per dwelling unit.

D. Placement

Building and Structure Setbacks

Front street	5' min/ 12' max <u>20' min.</u>	C
Side street	5' min/ 12' max <u>20' min.</u>	D
Side interior	5' min.	E
Side total	10' min. <u>15' min.</u>	
Rear	20' min <u>35' min.</u>	F

Facade within Facade Zone

Front street	70% min.	G
Side street	35% min.	H

E. Parking

Location of Parking

Front yard	Not Permitted	I
Corner yard	Not Permitted	J
Side yard	Permitted	K
Rear yard	Permitted	L

F. Height

Building Height

<u>One to Four-Family</u>	<u>35' max.</u>	M
Multi-Family	85' max.*	M

*Buildings higher than 85' require a conditional use.

G. Activation

Transparency

Ground story	20% min.	N
Upper story	20% min.	O

Pedestrian Access

Street-facing entrance	Required	P
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